



## KNIGHTDALE TOWN COUNCIL MINUTES

950 Steeple Square Court, Knightdale, North Carolina 27545

July 20, 2016

The Knightdale Town Council met at 7:00 p.m. at Knightdale Town Hall, 950 Steeple Square Court, Knightdale, North Carolina.

PRESENT: Mayor James Roberson, Mayor Pro Tem Mike Chalk, Councilors Pete Mangum, Mark Swan, Dustin Tripp, and Randy Young.

ABSENT: None.

Staff Members Present: Clyde Holt, Town Attorney; Hal Mason, Interim Town Manager; Suzanne Yeatts, Administrative Services Director; Whitney Ledford, Town Clerk; Brian Bowman, Public Information Officer; Chris Hills, Development Services Director; Tim Guffey, Fire Chief; Keith Archambault, IT Administrator; Jason Brown, Senior Planner Long Range; Jennifer Currin, Senior Planner Current; Jacqui Boykin, Police Captain; Lawrence Capps, Police Chief; Steven Bailey, Police Corporal.

Meeting called to order by Mayor Roberson at 7:00 p.m.

WELCOME  
Welcome by Mayor Roberson.

INVOCATION  
Invocation by Mayor Pro Tem Chalk.

- ITEM I. ADOPTION OF AGENDA  
...**Motion by Councilor Swan to adopt the agenda. Motion seconded by Councilor Young and carried unanimously.**
- ITEM II. APPROVAL OF MINUTES  
...**Motion by Councilor Young to approve the minutes from July 5, 2016. Motion seconded by Councilor Tripp and carried unanimously.**
- ITEM III. PRESENTATIONS, RECOGNITIONS, AWARDS  
A. Mayor's Listening Tour Update  
Development Services Director Chris Hills gave an update outlining the most recent Mayor's Listening Tour visit with Home Depot. Mr. Hills expanded upon the feedback that was received, including the positive comments about staff; the appreciation for the Police Department in their proactive service for loss prevention; and their desire to become more involved in community programs and events. Mr. Hills also noted that the next stops will be Mike's Italian Kitchen and

Batteries Plus on Wednesday, July 27, 2016. At the Mayor's request, Mr. Hills also described the Town's growing partnership with the Chamber of Commerce.

B. Recognition of Captain Boykin

Police Chief Lawrence Capps recognized Captain Jacqui Boykin for successfully graduating from the FBI National Academy in Quantico, Virginia after 10 weeks of training. Chief Capps and Mayor Roberson presented Captain Boykin with a plaque.

ITEM IV. PUBLIC

*Anyone may speak on an issue not included on tonight's agenda. If you anticipate speaking during tonight's meeting, please print your name and address on the form at the entry table. You must speak from the podium to assure accurate record. Before speaking, please state your name and address.*

A. Open to the Public

No one at this time.

B. Report on Citizen Inquiries

None at this time.

Councilor Tripp noted the appreciation for the hard work the Public Works, Police, and Fire Departments demonstrate during severe weather and each day.

ITEM V. CONSENT AGENDA

Closed Session Minutes for Approval and Release

**... Approve and release the following closed session minutes from August 6, 2007 to October 6, 2008.**

\*A list of specific closed session dates that were recommended for approval and release is included in the filed minutes.

**...Motion by Councilor Swan to adopt the Consent Agenda. Motion seconded by Councilor Young and carried unanimously.**

Mayor Roberson read public hearing guidelines.

ITEM VI. PUBLIC HEARINGS

*If you anticipate speaking during a public hearing at tonight's meeting, please print your name and address on the form at the entry table. You must speak from the podium to assure accurate record of testimony. Large groups are asked to designate a spokesperson. If the Mayor announces that the hearing is a quasi-judicial public hearing, all speakers must be administered an oath by the Town Attorney.*

A. ZMA-7-16 Suggs/Hargrove Property

Public Hearing opened at 7:11 p.m.

Senior Planner Jennifer Currin presented a rezoning request from Knightdale Development Ownership, LLC to rezone a 56.83 ± acre parcel, located south of Knightdale Boulevard, and east and west of Village Park Drive, from Highway Business Conditional District (HBCD) and Urban Residential-12 (UR-12) to Highway Business Conditional District (HBCD) and Residential Mixed Use Conditional District (RMXCD) in order to develop the property as a 260,000± SF shopping center and 350 unit multi-family development. Ms. Currin answered questions and recommended Council close the public hearing and forward ZMA-7-16, Suggs/Hargrove's Knightdale Blvd. Property, to the August 8, 2016 Land Use Review Board meeting for consideration.



Barbara Ruckoldt of 801 Pine Forest Trail, a representative of the Greystone Apartments, listed concerns for this rezoning request that included the proposed buffer, the endangerment of wild life and trees, the sense of place the neighborhood already possesses, noise and light pollution, water runoff and potential flooding, and the proposed wooden fencing and alley ways. Ms. Ruckoldt noted that the neighborhood would like additional time to look at the proposal more closely in order to prepare a proper presentation, and then inquired about the next public hearing.

Alison Breeden of 502 Twain Town Drive shared with Council her concerns regarding the Town's speed of growth, the implication this proposal will have on her home directly, the influx of traffic, property values, the proposed buffer, and waste from water runoff. Ms. Breeden requested Council give citizens more time to review this proposal.

Greystone Apartment attorney Lacy Reaves spoke on behalf of the owners of Greystone at Widewaters community stating that issues were found upon reviewing the proposal and action has been taken to reach a mutual resolution with the applicant and their representatives.

Robert Gage, the managing partner of the Greystone Apartment owners, commented on ways the owners maintain a clean, safe, and quiet community; including creating and maintaining very high quality standards. Mr. Gage reviewed ways the Greystone owners have been active participants in the Town's growth by way of sponsoring community based projects; while also expressing concern for maintaining their current standards should this project take effect.

Tom Oxholm, Vice President of Wake Stone Corporation, located at 6821 Knightdale Boulevard, neither apposed nor spoke in favor of the proposal but rather shared a concern for Wake Stone's property entrance and the probability of it being impacted by this proposal. Mr. Oxholm requested that no changes be made if possible, however if costs are incurred on their property during the development process that they be borne by the developers.

Nick Stelmach of 112 Autumn Ridge Drive spoke in favor of the proposal stating that a movie theater would be an asset to this location.

Lauren Ohnesorge of 115 Autumn Ridge Drive shared concerns about the proposed buffer including the wooden fence and its ability to buffer noise. Ms. Ohnesorge also shared that she enjoys the walkability of Knightdale and requested Council to keep in mind pedestrian access.

Parrill Forbes of 902 Pine Forest Trail presented concerns to the Council that included the size of the proposed buffer and its impact on sound from the adjacent lot and the proposed tree removal that would impact the atmosphere of his backyard. Mr. Forbes requested a more detailed plan to review.

Michael Vaughn of 605 Pine Forest Trail broached his concern for the proposed buffer, a need to revitalize parts of Knightdale, and the anticipated blasting that accompany many development projects.

Thomas Shepherd of 1201 Pine Forest Trail requested Council take into consideration all comments made during the public hearing and explained his concern for unwanted foot traffic that could result from the proposed buffer depth.

Attorney Mike King, from K&L Gates, spoke on behalf of the developer, Knightdale Development Ownership, LLC., stating that a review of the previous plan has led to changes that address some of the citizens' concerns; while including that this plan is consistent with the comprehensive plan and designed similarly to the original proposal. Mr. King welcomed discussion and plans on continuing to work closely with Town staff to create a good plan.

No one else approached.

**...Motion by Councilor Young to close the public hearing at 8:00 p.m. and forward ZMA-7-16, Suggs/Hargrove's Knightdale Blvd. Property, to the August 8, 2016 Land Use Review Board meeting for consideration. Motion seconded by Councilor Tripp and carried unanimously.**

B. CPA-1-16 Collector Street Plan Amendment

Public Hearing opened at 8:01 p.m.

Mr. Brown described a request from Knightdale Development Ownership, LLC to amend the Town of Knightdale Comprehensive Plan, specifically the Transportation Master Plan, including amendments to the Arterial & Collector Street Plan and Functional Class Plan, to remove the requirement to provide a local street connection to Sternwheel Way. Mr. Brown recommended Council close the Public Hearing and refer CPA-1-16 to the August 8, 2016 Land Use Review Board meeting for review and recommendation.

Jim Joyce, a representative of Knightdale Development Ownership, LLC, explained that this plan is in response to some concerns from prior efforts to develop this property. Mr. Joyce noted that it does allow for some pedestrian access and is designed as a mountable curb in order to deter the use of the emergency access by nonemergency vehicles. Mr. Joyce noted that he is available for questions.

Mr. Brown and Ms. Currin answered questions from Council.

No one else approached.

**...Motion by Councilor Young to close the Public Hearing at 8:10 p.m. and refer CPA-1-16 to the August 8, 2016 Land Use Review Board meeting for review and recommendation. Motion seconded by Councilor Mangum and carried unanimously.**

C. Eastgate 540 UAA

Public Hearing opened at 8:11 p.m.

Senior Planner Jennifer Currin briefly updated Council on a request from Mr. Joel Scannell of Scannell Properties to approve the Eastgate 540 Utility Allocation and Infrastructure Agreement establishing development standards, phasing, infrastructure improvements, and a fee-in-lieu for the Eastgate 540 Industrial Park, a 79± acre property located at 2309 Hodge



Rd., east Hodge Rd. and south of I-495. Ms. Currin shared that the Town attorney and the developer's attorney are still finalizing minor terms of the agreement; therefore, staff is requesting that the public hearing be continued until the next Town Council meeting, which is currently scheduled for August 1, 2016.

No one else approached.

**...Motion by Councilor Swan to continue the public hearing at 8:12 p.m. to the next Town Council meeting, scheduled for August 1, 2016. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.**

ITEM VII. SET PUBLIC HEARINGS  
None at this time.

ITEM VIII. TOWN ATTORNEY  
None at this time.

ITEM IX. OLD BUSINESS  
None at this time.

Mayor Roberson recognized Public Information Officer Brian Bowman on his last day of employment; thanked him for his years of service to the Town, highlighting the wonderful job he has done representing the town throughout his time; and wished him luck on his future endeavors.

Administrative Services Director Suzanne Yeatts also shared compliments about Mr. Bowman explaining what a pleasure it was to serve on staff with him. Ms. Yeatts noted that he will truly be missed.

Councilor Young extended congratulations to Mr. Bowman.

Mr. Bowman thanked the Council for the time he was able to serve with them and recognized them for their impact on the Town.

ITEM X. NEW BUSINESS  
Upcoming Events  
Mr. Bowman noted that the Public Works department will be collecting downed trees and branches over the next few days following the recent storm, and then presented upcoming Town events for the months of July and August.

ITEM XI. OTHER BUSINESS  
None at this time.

ITEM XII. COMMITTEE REPORTS  
A. Planning and Engineering  
Councilor Tripp shared that the committee did not meet this month, and the next meeting will take place Monday, August 8, 2016.

## B. Finance

Councilor Mangum referred to the June 30, 2016 monthly finance update, specifically the projected revenue surplus of \$550,000, explaining that at the end of the fiscal year that number is expected to drop.

## C. Public Safety

Councilor Young shared the following for each department:

The Police Department reviewed recent legislation that covers body worn cameras, procedure, and the needle exchange program; a Citizen's Speed Enforcement Program and the legislation that was recently passed affecting it; and departmental vehicles.

The Fire Department discussed the upcoming EOC/EOP training; the live burn training exercise that will happen at the Watson house Wednesday, September 14, 2016; the Firefighter's Grant; and the process to acquire another fire engine.

Mayor Roberson thanked all of the Town's first responders for putting Knightdale first, expressing that their efforts are greatly appreciated and that they are in our thoughts and prayers.

## D. Nominating

Councilor Swan expressed a need to set up a meeting to fill a position on the Community Policing Advisory Board.

## E. Liaison Reports

No report.

## ITEM XIII. CLOSED SESSION FOR LEGAL OR PERSONNEL MATTERS

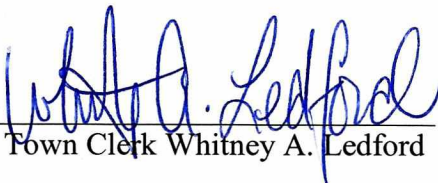
None at this time.

## ITEM XIV. ADJOURNMENT

**...Motion by Councilor Swan to adjourn at 8:21 p.m. Motion seconded by Councilor Tripp and carried unanimously.**



Mayor Pro Tempore Mike Chalk



Town Clerk Whitney A. Ledford